146.0	0006	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,800 /	764,800
					USE VALUE:	764,800 /	764,800
					ASSESSED:	764,800 /	764,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHILLER JEFFREY I---ETAL
Owner 2:	WALRATH KAREN E
Owner 3:	
Street 1:	159 NEWPORT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,011 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Clapboard Exterior and 1681 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4011.000	332,200	300	432,300	764,800
Total Card	0.092	332,200	300	432,300	764,800
Total Parcel	0.092	332,200	300	432,300	764,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.97 | /Parcel: 454.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	332,200	300	4,011.	432,300	764,800	764,800	Year End Roll	12/18/2019
2019	101	FV	264,400	300	4,011.	405,200	669,900	669,900	Year End Roll	1/3/2019
2018	101	FV	269,500	300	4,011.	335,000	604,800	604,800	Year End Roll	12/20/2017
2017	101	FV	269,500	300	4,011.	308,000	577,800	577,800	Year End Roll	1/3/2017
2016	101	FV	269,500	300	4,011.	281,000	550,800	550,800	Year End	1/4/2016
2015	101	FV	249,300	300	4,011.	275,600	525,200	525,200	Year End Roll	12/11/2014
2014	101	FV	249,300	300	4,011.	256,100	505,700	505,700	Year End Roll	12/16/2013
2013	101	FV	249,300	300	4,011.	243,700	493,300	493,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19599-95		1/1/1989		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2011	1310	Heat App	12,500					
9/7/2011	1090	Dormers	147,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Inspected	BS	Barbara S
12/16/2017	MEAS&NOTICE	HS	Hanne S
5/2/2012	Info Fm Prmt	BR	B Rossignol
12/20/2008	Meas/Inspect	345	PATRIOT
1/22/2000	Inspected	197	PATRIOT
11/22/1999	Measured	153	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4011		Sq. Ft.	Site		0	80.	1.35	9									432,264						432,300	

Total AC/HA: 0.09208 | Total SF/SM: 4011 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 432,264 | Spl Credit | Total: 432,300

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 96381
GIS Ref:
GIS Ref:
Insp Date: 01/31/18

!11468!

PRINT

Date	Time
12/11/20	01:38:10

LAST REV

Date	Time
03/26/18	14:34:42

apro

PAT ACCT.: 11468

USER DEFINED

Prior Id # 1:	96381
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.27462816
Const Adj.:	0.98843086
Adj $ / SQ:	132.288
Other Features:	89340
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348191
Depreciation:	16017
Depreciated Total:	332175

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

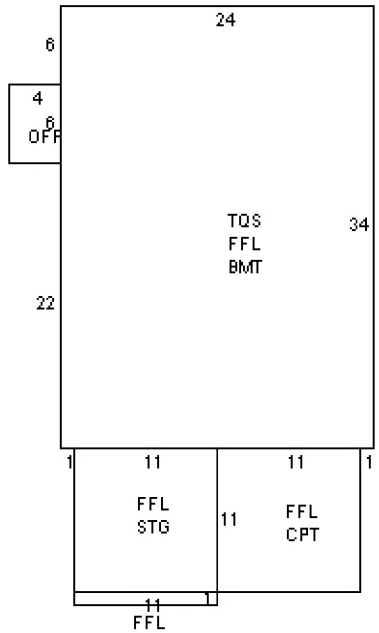
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	132.29
Special Features:	0	Val/Su Net:	120.23
Final Total:	332200	Val/Su SzAd	197.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,069	132.290	141,415
BMT	Basement	816	39.690	32,384
TQS	3/4 Story	612	132.290	80,960
CPT	Carport	121	17.620	2,133
STG	Storage	121	7.560	915
OFP	Open Porch	24	43.490	1,044

Net Sketched Area: 2,763 | Total: 258,851

Size Ad 1681 | Gross Are 2967 | FinArea 1681

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 146.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	1955	6.00	T	40.8	101			300			300

More: N | Total Yard Items: 300 | Total Special Featues: | Total: 300